

Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendix A is not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial or business affairs of a legal person to and the public interest in maintaining the exemption outweighs the public interest in disclosing the information

Subject Heading:	Family Welcome Centre Demolition Request For Quote RFQ – Contractor appointment
Decision Maker:	Patrick Odling-Smee
Cabinet Member:	Councillor Paul McGeary - Cabinet Member for Housing
SLT Lead:	Patrick Odling-Smee Director of Housing Services
Report Author and contact details:	Veronika Lebedeva – Project Manager veronika.lebedeva@havering.gov.uk
Policy context:	Havering Housing Strategy 2014- 2017 National Planning Policy Framework 2021 London Plan 2021 Havering Local Plan 2016- 2031 Havering Climate Change Action Plan 2021
Financial summary:	The contract value is £338,076. This will be funded from the Housing Revenue Account capital programme

Non-key Executive Decision

Relevant OSC:	Places
Is this decision exempt from being called-in?	Yes, this is Exempt, it is a Non-Key decision by a member of staff.

The subject matter of this report deals with the following Council Objectives

People - Things that matter for residents [X]

Place - A great place to live, work and enjoy [X]

Resources - A well run Council that delivers for People and Place.

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

For the reasons detailed in this report and its appendices the Director of Housing is asked to approve the award and entering into a works contract with M&M Demolition Co. Limited for the value of £338,076. The works will include demolition of the disused library, boxing club and vacant hostel building Abercrombie House.

Note the works are programmed to start on site in May 2023.

AUTHORITY UNDER WHICH DECISION IS MADE

Pursuant to Part 3.4 of the Council's Constitution, Second Tier Managers are permitted under

Contract powers

- (a) To approve commencement of a tendering process for, and to award all contracts below a total contract value of £500,000.

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STATEMENT OF THE REASONS FOR THE DECISION

In March 2021, Cabinet approved proposals for the Family Welcome Centre project. This will deliver 74 temporary emergency accommodation dwellings and commercial facilities for the community health centre.

The development has been granted full planning permission, including demolition and highways works. (ref: PO461.22)

Five contractors were invited to tender for the demolition works from the registered supplier list, using the formal Request for Quote (RFQ) process. Note: The contract for the main works will be tendered separately.

The tender was based on the JCT Minor Works form of contract, inclusive of Havering's approved amendments. This form of contract allows the contractor to take on part of the risk and to provide cost certainty.

The tender was issued on 11th November 2022 and returned 14th December 2022. Four contractors submitted the RFQ bids.

All bids were checked and went through a formal evaluation process. The moderation process was concluded with the aid of the procurement officer Majid Ahmed, which placed M & M Demolition Co. Limited as the most economically advantageous tenderer.

The full report and results of the tender evaluation are provided at exempt Appendix 1.

OTHER OPTIONS CONSIDERED AND REJECTED

Rejected – To instruct a Supplier via the Bloom platform- This was rejected as this option is not available.

Rejected – Going through a full tender process. This would create a significant delay and is not required under procurement regulations.

PRE-DECISION CONSULTATION

This project was raised on I-Decision

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NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Veronika Lebedeva

Designation: Project Manager

Signature: *lBel*

Date: 23/03/23

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Council has a statutory duty under Section 8 of the Housing Act 1985 to consider housing conditions in its district and the needs of the district with respect to the provision of further housing accommodation. Further, section 111 of the Local Government Act 1972 permits the Council as “a local authority shall have power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions”. Section 1 of the Localism Act 2011 gives the Council a general power of competence to do anything an individual can do, subject to any statutory constraints on the Council’s powers. The recommendations in this report are in keeping with these powers and duties.

The value of this tender falls below threshold for full advertisement and therefore the tender process will be compliant with the Council’s Contract Procedure Rules as set out in the Council’s Constitution.

FINANCIAL IMPLICATIONS AND RISKS

The estimated budget for this work was £320,000, but the price for the selected bid was £338,076. The slight increase can be accommodated within approved scheme budgets.

Due to the nature of the works, there is a small number of risks which may have some financial implications. However, these are considered to be low risk items and would’ve applied to any of the bidding contractors.

The identified risks are;

- Asbestos removal from Abercrombie House. R&D asbestos survey will be carried out after the building is vacant. Mitigation - Provisional sum of £30,000 is included in the works quote.
- Delay of services disconnections and meters removal by statutory authorities. This would delay start of the demolition works. Mitigation – Housing maintenance department is currently working with the statutory authorities to complete the task.
- We’ve completed a Level 2 desktop survey and an intrusive site survey to mitigate ground contamination risk. However, there is still a small risk of contamination in localised pockets. If found, this would need to be reported and disposal of any contaminated materials would be an additional cost.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no HR implications arising from this decision.

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EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

There are no Equalities or Social Inclusion implications arising from this decision.

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex/gender, and sexual orientation.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no direct implications relating to the environment or climate change relating to this report.

The selected contractor is required to perform the work in a safe and environmentally responsible manner, minimising noise, dust, odours, waste, pollution and any inconvenience to the surrounding area general public. Furthermore, the project will be assessed by the skilled surveyors, who will produce project-specific method statements, comprehensive risk assessments and health and safety plans, working in accordance with ISO 9001, ISO 14001 and ISO 45001 standards.

Assessment will be done of the nature, make-up, and condition of the structure to be demolished. This will include its previous use and history, the surrounding area and any necessary service terminations or diversions. Special requirements such as the removal of hazardous materials are also evaluated as well as methods to achieve maximum resource recovery through on-site segregation of materials and recycling operations.

The contractor provided 2 case studies which achieved 95% recyclability.

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The overall project will provide high quality emergency accommodation. It will aim to include features such as air source heat pumps, energy-efficient appliances, and solar PV panels, which will all help to minimise carbon emissions.

In addition, the scheme will provide a carbon offset contribution of £ 117,420 under the Section 106 / Unilateral Undertaking.

BACKGROUND PAPERS

None.

APPENDICIES

Exempt Appendix A

Tender Report

Not for Publication.

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Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed



Name: Patrick Odling-Smee

Cabinet Portfolio held:

CMT Member title: Director of Housing Services.

Head of Service title

Other manager title:

Date: 23/03/23

Lodging this notice

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____

Non-key Executive Decision

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